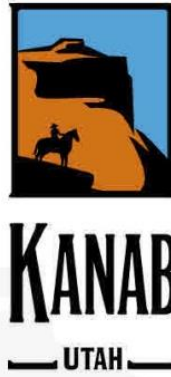


Mayor
Robert Houston
City Manager
Joe Decker
Treasurer
RaeLene Johnson



City Council
Kent Burggraaf
Cheryl Brown
Kirt Carpenter
Brent Chamberlain
Joe B. Wright

KANAB CITY PLANNING COMMISSION STAFF REPORT- November 18, 2014

I. **REQUEST:** Land Use Ordinance amendment: add “manufactured home sales” to land use chart in C2, C3 (commercial), M1, M2, and M3 (manufacturing) zones

II. STAFF ANALYSIS

A local business owner, who currently operates a manufactured home sales establishment in Kanab City within the C3 zone, wishes to re-locate to another location, which is also within the C3 zone. The Kanab Land Use ordinance currently does not allow for “manufactured home sales.” Staff has reviewed the Land Use Chart in Chapters 20 and 21 of the Land Use Ordinance and has determined that this use cannot be categorized by the any of the uses described in each chart.

The manufactured home sales establishment currently proposing to re-locate does not include an on-site manufacturing facility. Rather, it is a retail establishment, where manufactured homes are showcased and sold. With the provision that manufacturing does not occur onsite, “manufactured home sales” should be included as a permitted use within the C3, M1, M2 and M3 zones and a conditional use within the C2 zone. Staff anticipates that “Manufactured home sales” will be compatible with land uses in the C3, M1, M2 and M3 zones and is in keeping the provisions set forth in Section 20-2 and 21-1 of the Land Use Ordinance, which describes the purpose of each zone. In the C2 zone, manufactured home sales may not be compatible with surrounding land uses in all cases or may only be compatible if certain conditions are required. Therefore, staff recommends that manufactured home sales be included as a conditional use in the C2 zone.

III. FINDINGS

1. “Manufactured home sales” is expected to be compatible with surrounding land uses within the C3, M1, M2, and M3 zone.
2. “Manufactured home sales” is a use designation which coincides with the purpose of the C2, C3, M1, M2 and M3 zones
3. “Manufactured home sales” may not be compatible in some areas of the C2 zone or may be compatible under certain conditions.
4. To be compatible within the C2, C3, M1, M2, and M3 zones, “Manufactured home sales” should be limited to the sales of manufactured homes and should not include manufacturing.

– A Western Classic –

IV. STAFF RECOMMENDATION:

That the Kanab City Planning Commission recommend to the Kanab City Council, an amendment to the Kanab City Land Use Ordinance, with the following changes:

1. List “manufactured home sales” as a permitted use in the C3, M2 and M3 zones.
2. List “manufactured home sales” as a conditional use in the C2 zone.
3. Include the following definition for “manufactured home sales:”
A retail establishment in which manufactured homes are sold and does not include onsite manufacturing.